

**SUPPLEMENTAL REPORT**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Stephen J. Mordfin, AICP, Case Manager  
Joel Lawson, Associate Director Development Review  
**DATE:** September 20, 2011  
**SUBJECT:** MODIFICATION REQUEST - BZA Case Nos. 17913 and 17913-A, 19 Eye Street, N.W.

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**I. RECOMMENDATION**

The Office of Planning recommends that the Board approved the modifications as requested by the applicant.

**II. BACKGROUND**

BZA Order 17913, dated May 4, 2009, approved:

1. A special exception for new academic and athletic facilities, and a below grade parking garage; and
2. An area variance to reduce the width of a closed court from 22 feet to 14 feet, five inches.

BZA Order 17913A, dated June 7, 2011, extended the order to May 4, 2013.

BZA Order 17409, dated January 26, 2006, approved a special exception to permit the school to operate with a maximum of 980 students and a maximum of 120 faculty and staff.

**III. PROPOSED MODIFICATIONS**

In a submission dated August 22, 2011, the applicant requested the following modifications to the approved application:

1. A 3,816 square foot building addition to the Arts and Academic Center West; and
2. The reconfiguration of a stairwell in the northwest corner of the Theater Support Building.

**IV. OP ANALYSIS OF THE MODIFICATIONS**

The proposed modifications would increase the size of the Arts and Academic Center West (AAC West) by 3,816 square feet. This addition would be the result of the construction of an AAC West building that is two stories instead of one, increasing the size of AAC West to 7,721 square feet. The applicant also proposes to construct a basement level to AAC West. The addition of a second floor would also:

- Increase the building height of AAC West from 26 feet, three inches to 38 feet;
- Increase the height of a roof structure from 9 feet to 10 feet, six inches, set back 12 feet from the edge of the building;
- Increase the width of a closed court from 14 feet, five inches to 15 feet; and
- Relocate mechanical equipment onto the roof of AAC West from the ground on the west side of the building adjacent to the alley.

No changes to building footprints would result from this proposal. No increase in the number of students, faculty or staff would result either. The placement of mechanical equipment onto the roof of AAC West would necessitate the need to reconfigure the stairwell in the Theater Support Building, located adjacent and



to the south of AAC West. The reconfiguration of the stairwell increases the width of a closed court between the Theater Support Building and Forte Hall to 15 feet, bringing it closer to the minimum 22 feet required. No other changes are proposed.

No new zoning relief is required by this proposal and the affected closed court would be brought more into conformance with the Zoning Regulations. All of the modifications would be located interior to the site, with the reconfiguration of the stairwell and the increase in closed court width imperceptible from outside of the subject property. Although the increase in building height for AAC West and the increase in roof structure height would be visible from the row houses across the alley to the north, no variances are necessary and they would conform to the provisions of the Zoning Regulations. Placement of the mechanical equipment onto the roof of AAC West, instead of on the ground adjacent to the building and the alley, would be an aesthetic improvement.